



Planning Commission Agenda

Meeting of May 19, 2014 6:00 PM.
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance Led by Commissioner Garcia

Approval of Minutes

1. Approval of Minutes of the Meeting held on May 5, 2014.

Approval of Agenda

2. Approval of Agenda for the Meeting on May 19, 2014.

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.



The Planning Commission requests that all Cell Phones and Pagers be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Division at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PRESENTATIONS

3. Social Security Administration new National City Office– America Donato
4. Sage Project update presented by Professor Jessica Barlow, SDSU

OTHER BUSINESS

5. Review of Capital Improvement Plan for consistency with the General Plan.
6. Resolution 11-2014 taking action on a Certificate of Compliance and Parcel Map Waiver for the subdivision of an existing commercial property into three parcels located at 2414-2424 Hoover Avenue (Case File No.: 2014-06 CC).
7. Resolution 12-2014 denying a Conditional Use Permit for a tobacco specialty shop located in South Bay Plaza at 1430 E. Plaza Blvd., Suite E7B (Case File No.: 2014-04 CUP).
8. Discussion regarding Planning Commission summer recess.

PUBLIC HEARINGS

STAFF REPORTS

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on June 2, 2014



Planning Commission Minutes

Meeting of May 5, 2014

Planning Commission Meeting
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

Agenda Items

The meeting was called to order by Chairwoman Pruitt at 6:01 p.m.

Roll Call

Commissioners Present: Baca, Bush, Pruitt, Alvarado, DeLaPaz
Commissioner Absent: Garcia, Flores

Staff Also Present: Deputy City Attorney Jennifer Knight, Executive Director Brad Raulston, Principal Planner Martin Reeder

Pledge of Allegiance Commissioner Alvarado

Note for record: Commissioner Flores joined the meeting at 6:02 p.m.

Approval of Minutes

1. Approval of Minutes of the Meeting held on April 7, 2014.

Motion by Baca, 2nd by Bush, to approve the Minutes from the meeting of April 7, 2014.

Motion carried by the following vote:

Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

Absent: Garcia

Approval of Agenda

2. Approval of Agenda for the Meeting on May 5, 2014.

Motion by Flores, 2nd by Alvarado for approval of the Agenda for the meeting of May 5, 2014.

Motion carried by the following vote:

Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

Absent: Garcia

ORAL COMMUNICATION

None

PRESENTATIONS:

None

OTHER BUSINESS

3. Certificate of Compliance and Parcel Map Waiver for the subdivision of an existing commercial property into three parcels located at 2414-2424 Hoover Avenue (Case File No.: 2014-06 CC)

Presented by Principal Planner Martin Reeder. Applicant not present.

Amended conditions presented and discussed by staff.

Motion by Dela Paz, 2nd by Baca to close the public hearing and approve the Certificate of Compliance and Parcel Map Waiver for the subdivision of an existing commercial property into three parcels located at 2414-2424 Hoover Avenue (Case File No.: 2014-06 CC), subject to findings and amended Conditions of Approval.

Motion carried by the following vote:

Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

Absent: Garcia

4. Resolution 11-2014 taking action on a Certificate of Compliance and Parcel Map Waiver for the subdivision of an existing commercial property into three parcels located at 2414-2424 Hoover Avenue (Case File No.: 2014-06 CC)

Motion by Dela Paz, 2nd by Baca to continue this item to the next regular meeting scheduled for May 19, 2014 to give staff opportunity to update the language of Resolution 11-2014 taking action on a Certificate of Compliance and Parcel Map Waiver for the subdivision of an existing commercial property into three parcels located at 2414-2424 Hoover Avenue to the regularly scheduled meeting on May 19, 2014.

Motion carried by the following vote:

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Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz
Absent: Garcia

5. Interpretation regarding classification of electronic cigarettes.

Motion by Dela Paz, 2nd by Baca to determine that based on the findings in the report that electronic cigarettes, including personal vaporizers or other electronic nicotine delivery systems, are similar to traditional tobacco-related products with regard to government regulation and the concerns related to potential health effects and, as such, should be regulated in the Title 18 Glossary (18.10.050) the same as traditional tobacco-related products.

Motion carried by the following vote:
Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz
Absent: Garcia

PUBLIC HEARINGS

6. Public Hearing – Conditional Use Permit for a tobacco specialty shop located in South Bay Plaza at 1430 E. Plaza Blvd., Suite E7B (Case File No.: 2014-04 CUP)

Presented by Principal Planner Martin Reeder
Applicant not present.

Commissioners asked if “smoking” of e-cigarettes would occur inside the suite. Staff indicated that the applicant wants to be able to do so. Commissioners expressed disappointment that the applicant was not present and that using e-cigarettes in the business premises was an issue.

Motion by Dela Paz, 2nd by Alvarado to close the public hearing and deny the Conditional Use Permit for a tobacco specialty shop located in South Bay Plaza at 1430 E. Plaza Blvd., Suite E7B (Case File No.: 2014-04 CUP), based on the attached finding.

Motion carried by the following vote:
Ayes: Baca, Pruitt, Alvarado, Flores, Dela Paz
Noes: Bush
Absent: Garcia

7. Resolution 12-2014 taking action on a Conditional Use Permit for a tobacco shop located in South Bay Plaza at 1430 E. Plaza Blvd., Suite E7B (Case File No. 2014-04 CUP)

Resolution tabled. Staff will return with a denial resolution on May 19, 2014.

8. Public Hearing – Conditional Use Permit modification and Zone Variance for less than required parking for a senior apartment complex located at 2525 Highland Avenue (Case File NO.: 2014-05 CUP, Z).

Presented by Principal Planner Martin Reeder
Applicant not present.

Staff discussed applicant's request for a continuance so that an agreement could be made with the new owner that, if reached, would negate the need for a CUP modification.

Motioned by Dela Paz, 2nd by Baca to continue item off calendar per the applicant's request.

Motion carried by the following vote:

Ayes: Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz

Absent: Garcia

STAFF REPORTS

Deputy City Attorney: No report

Executive Director: Report on Community Clean Up day. There were approximately 400 volunteers working around Kimball Park and the Senior Center, the ARTS Center and City Hall. Twenty projects were completed in one day with the volunteers.

Next Planning Commission meeting will include the Consistency Review for the capital projects (CIP as it relates to the General Plan) and provide an update on ongoing projects.

Principal Planner: Follow up to Commissioner Alvarado's inquiry regarding LA Fitness. Spoke with the property owner who states the process is on hold with the previous buyer and tenants. At this time there is no plan to close the gym.

Follow up to Commissioner Pruitt's request to tour the new Social Security building. Mr. Reeder spoke with America Donato, Administrator for the new office. She will be happy to host a tour and will be present at the next Planning Commission meeting on May 19th to answer questions.

Commissioners:

Garcia – Absent

Baca – No report.

Bush – Spoke on SAGE Project presentation at the Port. Asked Mr. Raulston to elaborate on partnership with SDSU. Recommended that a presentation be given to the Commissioners on the projects. Mr. Raulston gave an overview of the partnership, overview of the project, and its impacts in National City. Mr. Bush thanked Mr. Raulston and staff for their efforts.

Alvarado: No report

Flores – No Report

Dela Paz -- No report. However is interested in seeing the presentation on the SAGE Project.

Pruitt – Noted that Council will be dark the month of July and polled the Commission regarding the second meeting scheduled for June and first meeting scheduled for July. Staff will bring an item to the next meeting modifying the calendar to eliminate the June 16th and July 7th meetings.

Adjournment at 7:21 p.m. to next regularly scheduled meeting on May 19, 2014.

CHAIRPERSON



Item no. **3**
May 19, 2014

Presentation

Social Security Administration

America Donato, Manager



Item no. **4**
May 19, 2014

Presentation

SAGE Project

Professor Jessica Barlow



Item no. **5**
May 19, 2014

CITY OF NATIONAL CITY - DEVELOPMENT SERVICES DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2014-2015 CAPITAL IMPROVEMENT
PROGRAM GENERAL PLAN CONSISTENCY

Staff report by: Raymond Pe - Principal Planner

Applicant: City Initiated

Location: Citywide

Environmental review: Environmental review will be conducted prior to construction.

Background

As part of the annual budget process, the City considers possible capital improvements or major renovations to existing facilities. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the City review the list of proposed public works and determine conformity of the CIP with the General Plan. The proposed CIP for Fiscal Year 2014-15 is attached along with a consistency review, which identifies the General Plan policies that support each project.

Recommendation

1. Determine that the Capital Improvement Program is consistent with the General Plan.

Attachments

1. Proposed Capital Improvement Program FY 2014-2015
2. Consistency Review of Proposed CIP FY 2014-2015



RAYMOND PE
Principal Planner



BRAD RAULSTON
Executive Director

ATTACHMENT 1

| Citywide Project | | Project Funding | | Requesting Department | | | | | Funding Source | | | | |
|---|--|---------------------|--------------|-----------------------|--------------------------------------|----------------|----------------------|------------------------------|-----------------------------------|--|-----------------------|----------------|--|
| Program Completion | Grants | Grants (Unexpended) | Other | General Fund (0021) | Prop A (307) (Appropriation Request) | Gas Tax (1009) | State Address (4259) | Utility Capital Outlay (409) | Parks & Rec Capital Outlay (1113) | Information Systems Maintenance (3095) | Police Dept DIF (325) | Park DIF (345) | |
| Infrastructure | FY 2015 | \$ 900,000 | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,400,000 | |
| | 8th St Safety Enhancements (Highland Ave to Palm Ave) | | | | | | | | | | | | |
| | FY 2015 | \$ 2,450,000 | \$ - | \$ 5,550,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,000,000 | |
| | 8th St Smart Growth Revitalization (Harbor Dr to Highland Ave) | | | | | | | | | | | | |
| | FY 2016 | \$ 200,000 | \$ 300,000 | \$ 100,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600,000 | |
| | 18th St Community Corridor (Coolidge Ave to Palm Ave) | | | | | | | | | | | | |
| | FY 2016 | \$ 2,500,000 | \$ 700,000 | \$ - | \$ - | \$ - | \$ - | \$ 300,000 | \$ - | \$ - | \$ - | \$ 3,500,000 | |
| | "A" Avenue "Green" Street (8th St through Kimball Park) | | | | | | | | | | | | |
| | FY 2015 | \$ 2,650,000 | \$ 450,000 | \$ 1,400,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,500,000 | |
| | Community Corridors (4th St, Coolidge Ave, "D" Ave) | | | | | | | | | | | | |
| | Downtown-Westside Community Connections (Plaza Blvd to "A" Ave to 14th St to Coolidge Ave) | | | | | | | | | | | | |
| | FY 2016 | \$ 2,000,000 | \$ 1,500,000 | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,000,000 | |
| | Drainage Improvements (Citywide) | | | | | | | | | | | | |
| | FY 2015 | \$ 100,000 | \$ - | \$ 100,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 200,000 | |
| | Drainage Improvements (Paradise Creek) | | | | | | | | | | | | |
| | FY 2018 | \$ - | \$ - | \$ 100,000 | \$ 100,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 200,000 | |
| Highland Ave Community Corridor (Division St to 8th St) | | | | | | | | | | | | | |
| FY 2015 | \$ 900,000 | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,500,000 | | |
| Plaza Blvd Widening (Phase I - Palm Ave to I-805; Includes utility undergrounding) | | | | | | | | | | | | | |
| FY 2016 | \$ - | \$ - | \$ 2,000,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,000,000 | | |
| Safe Routes to School - Education & Encouragement Sustainability Program (10 elementary schools Citywide) | | | | | | | | | | | | | |
| FY 2016 | \$ 500,000 | \$ - | \$ 100,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600,000 | | |
| Safe Routes to School - Paradise Valley Rd (E. 8th St to E. Plaza Blvd near Ira J. Arbilson Elementary School) | | | | | | | | | | | | | |
| FY 2015 | \$ 225,000 | \$ - | \$ 75,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300,000 | | |
| Sewer Replacement/Upgrading (Citywide) | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ 1,000,000 | | |
| Street Resurfacing (Citywide) | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500,000 | | |
| Traffic Monitoring / Safety Enhancements (Citywide) | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500,000 | | |
| Traffic Signal Upgrades (Citywide) | | | | | | | | | | | | | |
| FY 2016 | \$ 2,000,000 | \$ - | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,500,000 | | |
| Facilities | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ - | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 50,000 | | |
| Casa de Salud (Heat Pump & A/C Unit, North Doors & Pantry Hardware, Facia Board / Beams, etc.) | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ 535,000 | \$ 700,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,235,000 | | |
| Civic Center Improvements (Electrical Upgrades, HVAC Air-side Retrofit, Council Chambers Security, Fire Suppression, ADA, etc.) | | | | | | | | | | | | | |
| FY 2015 | \$ - | \$ - | \$ 50,000 | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 100,000 | | |
| Fire Station #31 Improvements (New Roof, A/C Unit, Painting, Front Entrance Trim, Bathroom Tile, etc.) | | | | | | | | | | | | | |
| FY 2015 | \$ 145,000 | \$ - | \$ 130,000 | \$ 300,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 575,000 | | |
| Kimball / Morgan Towers Nutrition Center Improvements (HVAC System, Roof, Refrigeration, | | | | | | | | | | | | | |

ATTACHMENT 1
PROPOSED CAPITAL IMPROVEMENT PROGRAM
FISCAL YEAR 2014-2015

| Capital Improvement Project | Fiscal Year Completion | Fund Funding | | | General Fund (000) | Prop. A (000) | Total (000) | Police Service (115) | Library Capital Outlay (506) | Police & Rec Capital Outlay (119) | Information Systems Maintenance (325) | Police Dept. DF (325) | Port DF (325) |
|---|---------------------------|---------------|--------------------------|---------------|-----------------------|------------------|----------------|----------------------------|------------------------------------|---|--|-----------------------------|------------------|
| | | Grants | Options (Lease/Lease) | Other | | | | | | | | | |
| Grease Interceptor / Sanitary Sewer, etc.) | | | | | | | | | | | | | |
| MLK Community Center Improvements (Roof/Heat Pump Units, North Room Flooding, Fire Suppression, ADA, etc.) | FY 2016 | \$ - | \$ - | \$ 50,000 | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| National City Public Library Improvements (Public Safety Cameras, Audio/Visual Systems, Flooring & Other Interior Upgrades, etc.) | FY 2016 | \$ - | \$ - | \$ 480,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Police Dept. Building Improvements (Electrical Upgrades, Property & Evidence Room Upgrades/Expansion, ADA, Fire Suppression, Waterproofing, etc.) | FY 2015 | \$ - | \$ - | \$ 850,000 | \$ 500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 130,000 | \$ - |
| Parks & Recreation | | | | | | | | | | | | | |
| El Toyon Park Improvements (Public Safety Cameras, ADA, Restrooms, Parking, etc.) | FY 2015 | \$ - | \$ - | \$ 600,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 100,000 | \$ - | \$ - |
| Kimball Park Improvements (Arts Center, Rec Center, Electrical Upgrades, Public Safety Cameras, ADA, Restrooms, Parking, Walking Paths, Wayfinding, etc.) | FY 2015 | \$ - | \$ - | \$ 1,100,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 200,000 | \$ 100,000 | \$ - | \$ 100,000 |
| (Skate Park) | FY 2016 | \$ - | \$ - | \$ - | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ 200,000 | \$ - | \$ - | \$ - |
| Las Palmas Park Improvements (Electrical Upgrades, Public Safety Cameras, ADA, Restrooms, etc.) | FY 2015 | \$ - | \$ - | \$ 400,000 | \$ 300,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 100,000 | \$ - | \$ - |
| Waterfront Adventure Center (4,663 s.f. Public Educational & Recreation Facility) | FY 2015 | \$ 3,900,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Housing (Infrastructure) | | | | | | | | | | | | | |
| W-70D Site Infrastructure (Site Remediation, Demolition, Public Works Relocation, etc.) | FY 2015 | \$ 700,000 | \$ - | \$ 5,500,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total | | \$ 19,170,000 | \$ 2,950,000 | \$ 22,720,000 | \$ 2,400,000 | \$ - | \$ - | \$ 500,000 | \$ 300,000 | \$ 400,000 | \$ 300,000 | \$ 130,000 | \$ 100,000 |
| | | | | | | | | | | | | | \$ 48,970,000 |

ATTACHMENT 2

Proposed Capital Improvement Program Fiscal Year 2014-15 Projects General Plan Consistency

The projects for the proposed Capital Improvement Program for Fiscal Year 2014-15 are listed followed by the General Plan policies that would be implemented by the projects.

Capital Improvement Project:

- 8th St Safety Enhancements (Highland Ave to Palm Ave)
- 8th St Smart Growth Revitalization (Harbor Dr to Highland Ave)
- 18th St Community Corridor (Coolidge Ave to Palm Ave)
- "A" Avenue "Green" Street (8th St through Kimball Park)
- Community Corridors (4th St, Coolidge Ave, "D" Ave)
- Downtown-Westside Community Connections (Plaza Blvd to "A" Ave to 14th St to Coolidge Ave)
- Highland Ave Community Corridor (Division St to 8th St)
- Plaza Blvd Widening (Phase I - Palm Ave to I-805; includes utility undergrounding)

Implementing General Plan Policies:

Policy LU-8.4: Plan the circulation system and public infrastructure and services to provide capacity for the realistic build-out of the city.

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Policy C-2.5: Encourage traffic circulation improvements that minimize land acquisition and major construction, such as, but not limited to, enhanced road markings, synchronized traffic signals, Intelligent Transportation System (ITS) network management and more left turn restrictions.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Policy C-2.8: Implement road diets, where appropriate, as a means to improve safety, increase efficiency of pick-up and drop-off operations at schools, and provide greater separation between pedestrians and vehicles.

Policy C-8.1: Provide connectivity of wide, well-lit walking environments with safety buffers between pedestrians and vehicular traffic, when feasible.

Policy C-8.3: Identify and implement necessary pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers shopping districts, and other appropriate facilities.

Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings.

Capital Improvement Project:

- Drainage Improvements (Citywide)
- Drainage Improvements (Paradise Creek)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy CS-3.1: Protect rivers, watersheds, reservoirs and groundwater as a water supply source through flood control measures and the use of storm water best management practices (BMPs) that protect water quality.

Policy CS-8.1: Control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures that are at a minimum consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Capital Improvement Project:

- Safe Routes to School - Education & Encouragement Sustainability Program (10 elementary schools Citywide)
- Safe Routes to School - Paradise Valley Rd (E. 8th St to E. Plaza Blvd near Ira Harbison Elementary School)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Policy C-2.8: Implement road diets, where appropriate, as a means to improve safety, increase efficiency of pick-up and drop-off operations at schools, and provide greater separation between pedestrians and vehicles.

Policy C-8.1: Provide connectivity of wide, well-lit walking environments with safety buffers between pedestrians and vehicular traffic, when feasible.

Policy C-8.3: Identify and implement necessary pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers shopping districts, and other appropriate facilities.

Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings.

Capital Improvement Project:

- Sewer Replacement/Upsizing (Citywide)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy CS-3.1: Protect rivers, watersheds, reservoirs and groundwater as a water supply source through flood control measures and the use of storm water best management practices (BMPs) that protect water quality.

Policy CS-5.2: Coordinate land use planning and wastewater infrastructure planning to provide for future development and maintain adequate service levels.

Policy CS-8.1: Control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures that are at a minimum consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Capital Improvement Project:

- Street Resurfacing (Citywide)

Implementing General Plan Policies:

Policy LU-8.4: Plan the circulation system and public infrastructure and services to provide capacity for the realistic build-out of the city.

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Capital Improvement Project:

- Traffic Monitoring / Safety Enhancements (Citywide)
- Traffic Signal Upgrades (Citywide)

Implementing General Plan Policies:

Policy LU-8.4: Plan the circulation system and public infrastructure and services to provide capacity for the realistic build-out of the city.

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.5: Encourage traffic circulation improvements that minimize land acquisition and major construction, such as, but not limited to, enhanced road markings, synchronized traffic signals, Intelligent Transportation System (ITS) network management and more left turn restrictions.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Capital Improvement Project:

- Casa de Salud (Heat Pump & A/C Unit, North Doors & Panic Hardware, Facia Board / Beams, etc.)
- Civic Center Improvements (Electrical Upgrades, HVAC Air-side Retrofit, Council Chambers Security, Fire Suppression, ADA, etc.)
- Fire Station #31 Improvements (New Roof, A/C Unit, Painting, Front Entrance Trim, Bathroom Tile, etc.)
- Kimball / Morgan Towers Nutrition Center Improvements (HVAC System, Roof, Refrigeration, Grease Interceptor / Sanitary Sewer, etc.)
- MLK Community Center Improvements (Rooftop Heat Pump Units, North Room Flooring, Fire Suppression, ADA, etc.)
- National City Public Library Improvements (Public Safety Cameras, Audio/Visual Systems, Flooring & Other Interior Upgrades, etc.)
- Police Dept. Building Improvements (Electrical Upgrades, Property & Evidence Room Upgrades/Expansion, ADA, Fire Suppression, Waterproofing, etc.)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy S-6.7: Allow for security guards, public safety cameras, and other security measures in public places as warranted.

Policy OS-5.6: Encourage the use of best management practices to achieve long-term energy efficiency and water and resource conservation, including the incorporation of xeriscape, renewable energy sources, green building and low-impact development practices for public and private park improvements.

Capital Improvement Project:

- El Toyon Park Improvements (Public Safety Cameras, ADA, Restrooms, Parking, etc.)
- Kimball Park Improvements (Arts Center, Rec Center, Electrical Upgrades, Public Safety Cameras, ADA, Restrooms, Parking, Walking Paths, Wayfinding, etc.) (Skate Park)
- Las Palmas Park Improvements (Electrical Upgrades, Public Safety Cameras, ADA, Restrooms, etc.)
- Waterfront Adventure Center (4,663 s.f. Public Educational & Recreation Facility)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeway, and pedestrian networks.

Policy C-8.3: Identify and implement necessary pedestrian improvements with special emphasis on providing safe access to schools, parks, community and recreation centers shopping districts, and other appropriate facilities.

Policy S-6.7: Allow for security guards, public safety cameras, and other security measures in public places as warranted.

Policy OS-5.6: Encourage the use of best management practices to achieve long-term energy efficiency and water and resource conservation, including the incorporation of xeriscape, renewable energy sources, green building and low-impact development practices for public and private park improvements.

Capital Improvement Project:

- WI-TOD Site Infrastructure (Site Remediation, Demolition, Public Works Relocation, etc.)

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Housing Element Policies:

Policy 4.1: Promote a full range of housing opportunities.

Policy 4.3: Encourage the production of new housing affordable to all income ranges.

Policy 4.4: Facilitate the development of mixed-use residential projects.

Policy 4.13: Facilitate the development of affordable housing through the Housing Authority of the City of National City (Housing Authority) and the Successor Agency to the Community Development Commission as the National City Redevelopment Agency (Successor Agency).

Policy 4.14: Encourage opportunities for fulfilling some of National City's affordable housing goals in the Westside (Old Town) Specific Plan Area.

RESOLUTION 11-2014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CERTIFICATE OF COMPLIANCE AND
PARCEL MAP WAIVER FOR THE SUBDIVISION OF AN EXISTING
COMMERCIAL PROPERTY INTO THREE PARCELS
LOCATED AT 2414-2424 HOOVER AVENUE.
APPLICANT: HG FENTON COMPANY
CASE FILE NO. 2014-06 CC

WHEREAS, application was made for approval of a Certificate of Compliance and Parcel Map Waiver for a three-lot split at 2414-2424 Hoover Avenue on property generally described as:

Lots 17 to 20 inclusive in Block 11 of Wilbur's Additions, according to Map thereof No. 251, filed in the office of the County Recorder of San Diego County.

WHEREAS, the Planning Commission of the City of National City considered a Certificate of Compliance and Parcel Map Waiver for a three-lot split at 2414-2424 Hoover Avenue at a hearing held on May 5, 2014, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2014-06 CC, which is maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, this action becomes effective and final thirty days following adoption of this Resolution, unless, within such period of time City Council sets the matter for public hearing; and,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the hearing held on May 5, 2014, support the following findings:

1. That the proposed division of land complies with the requirements as to area, because the minimum lot size in the MXC-2 zone is 5,000 square feet and all three new lots would be in excess of 30,000 square feet.
2. That the proposed division of land complies with the requirements as to improvement and design, because all three lots have frontage on either Mile of Cars Way or Hoover Avenue, all new lot lines are at right angles to the street, all lots exceed the minimum lot area and minimum lot width of 50 feet (the minimum proposed lot line dimension would be 134 feet), and no lot lines are cut by the City boundary line.
3. That the proposed division of land complies with the requirements as to floodwater drainage control, sanitary disposal facilities, and water supply availability, because the lots are already graded and improved, all curbs, gutters, and sidewalks are already in place, all areas of the existing property drain to existing drainage facilities designed to accommodate floodwater, and the new lots will continue to drain to existing drainage facilities.
4. That the proposed division of land complies with the requirements as to appropriate improved public roads, because the property is flanked by Mile of Cars Way – an arterial street, and Hoover Avenue – a collector street, so all three proposed lots would have access to at least one of these two public roads.
5. That the proposed division of land complies with the requirements as to environmental protection, because there are no areas of floral or faunal habitat in the area that would be affected by the proposed subdivision. Furthermore, the proposed subdivision is exempt pursuant to Class 5, Section 15305, Minor Alterations to Land Use Limitations, of the California Environmental Quality Act (CEQA).
6. That the proposed division of land complies with the requirements as to other requirements of the Subdivision Map Act and Title 17 of the National City Municipal Code, because the applicant submitted a reciprocal access and parking agreement, which will be recorded as an easement on the Final Map in order to ensure that all of the existing parking spaces on the property will continue to be accessible to all users, regardless of which property they are located.

BE IT FURTHER RESOLVED that the application for the Certificate of Compliance and Parcel Map Waiver is approved pursuant to National City Municipal Code 17.03.040 subject to the following conditions:

1. This Certificate of Compliance authorizes the subdivision of Assessor's Parcel Number 562-340-15 into three new parcels. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2014-06 CC dated 4/14/2014.
2. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all

necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk** and submitted to the National City Planning Department.

3. A Record of Survey shall be submitted to the City Engineering Department. The Record of Survey shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes, including certification, acknowledgement, complete boundary information and monumentation.
4. **The applicant shall provide a statement from the County Tax Collector that all taxes due have been paid or that a tax bond or other adequate form of security assuring payments of all taxes which are a lien but not yet payable has been filed with the County.**
5. The Certificate of Compliance shall reference that the proposed division of land complies with the requirements as to area, improvement and design, floodwater drainage control, sanitary disposal facilities, water supply availability, appropriate improved public roads, environmental protection and other requirements of the Subdivision Map Act and Title 17 (Subdivisions) of the National City Municipal Code.
6. The Certificate of Compliance shall reference a reciprocal access and parking easement for pedestrian and vehicular access and for vehicle parking in, on, over and across the parking areas, access roads, driveways, pedestrian walkways and similar areas located on the property for the benefit of the current owners and all future owners of each parcel. The easement shall be approved as to form by the City Attorney.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 19, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 12-2014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
DENYING A CONDITIONAL USE PERMIT FOR A
TOBACCO SPECIALTY SHOP LOCATED IN SOUTH BAY PLAZA
AT 1430 E. PLAZA BLVD., SUITE E7B.
APPLICANT: VAPURE USA, INC.
CASE FILE NO. 2014-04 CUP

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a tobacco specialty shop located in South Bay Plaza at 1430 E. Plaza Blvd., suite E7B., at a duly advertised public hearing held on May 5, 2014, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2014-04 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, the action recited herein is found not to be essential for the preservation of public health, safety, and general welfare; and,

WHEREAS, this action becomes effective and final thirty days after adoption of this Resolution, unless, within such period of time, City Council sets the matter for public hearing or an appeal is filed in accordance with National City Municipal Code Section 18.12.060(C).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on May 5, 2014, support the following finding:

That the proposed use is not deemed essential and desirable to the public convenience and welfare, since the proposed use for the sale and display of tobacco products and/or electronic cigarettes may lead young people to try other tobacco products, including conventional cigarettes, which are known to cause disease and lead to premature death.

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the application for a Conditional Use Permit referenced in Case File No. 2014-04 CUP.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 19, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRMAN



Item no. 8
May 19, 2014

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION MEMORANDUM

Subject: Planning Commission Summer Recess
From:  Martin Reeder, AICP – Principal Planner

Planning Commission Summer Recess

At its May 5, 2014 regular meeting, the Planning Commission directed staff to place the matter of a possible summer recess on the May 19, 2014 agenda. The Planning Commission may take a summer recess from the regular Planning Commission schedule in order to mirror the City Council, who will be on a summer recess for the month of July. Given that City Council will be dark in July, no Planning Commission decisions made at the regularly scheduled meetings of June 16, 2014 or July 7, 2014 requiring Council notice or approval would be heard until August. Allowing for a recess would ensure that the Council and Commission agendas remain aligned and that would be no significant impact to projects that are or may be in the pipeline. As of the writing of this report, there are only two active discretionary permits being processed. Per Article III, Section 1 of the Planning Commission Bylaws, "Any regular meeting may be dispensed with by a majority vote of the Planning Commission."